

VARIANCE

JUSTIFICATION LETTER FOR ~~SITE DESIGN REVIEW~~ JONES OFFICE AT APN
163-01-201-006.
6/6/06

This is a request for a variance for the above stated project at 1506 S. Jones Blvd. in the City of Las Vegas. The property will be used for a professional office building.

We are asking for a variance the residential adjacency standards (19.08.060). The building roof is setback 78 feet where 105 feet is required and the building parapet is setback 95 feet where 126 feet is required. The variance is justified because the residential parcel to the east is 7 feet lower in elevation than the grade of this parcel; a 10 foot landscape band is provided with 24" box trees every 10 feet; and the windows facing east all have translucent glazing.